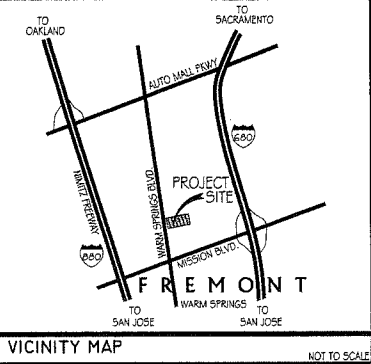


# EXHIBIT A



**PROPOSED NEW TENANT IMPROVEMENTS FOR:  
MR. NANDA RAMADHASS & MR. GOWTHAMAN SUBBAYALU  
GENIUS KIDS WARM SPRINGS  
FREMONT TIMES SQUARE SHOPPING CENTER  
46132 WARM SPRINGS BLVD. SUITE 101 FREMONT, CALIFORNIA 94539**

## PROJECT SUMMERY DATA:

SCOPE OF WORK: INSTALLATION OF NEW ADA TOILET ROOM,  
PARTITION WALLS, HVAC DUCTING, PLUMBING  
ELECTRICAL & ETC.

TENANT SPACE:

|                        |  |
|------------------------|--|
| PROPOSED USE:          | DAY CARE FACILITY  |
| CBC OCCUPANCY GROUP:   | E OCCUPANCY  |
| CBC CONSTRUCTION TYPE: | TYPE VB CONSTRUCTION "SPRINKLED"   |
| CODES:                 | 2010 CBC, CMC, CPC & 2010 CEC<br>2010 GREEN BUILDING STANDARDS CODE (GBSC).<br>2008 ENERGY STANDARDS |
| STORIES:               | ONE STORY  |
| PREVIOUS USE:          | RETAIL SPACE   |
| TOTAL SQ. FT.          | 2,198 SQUARE FEET  |

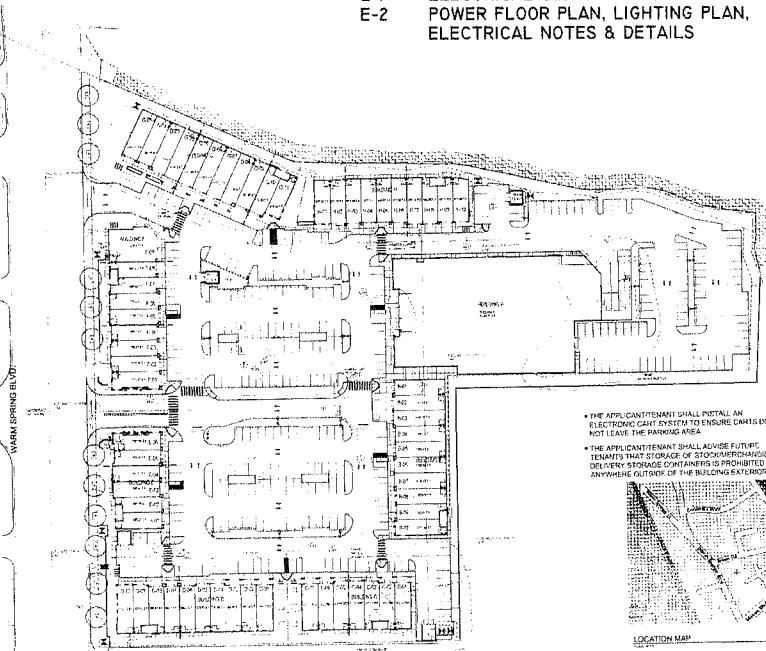
NOTES:  
 PRIOR TO FINAL INSPECTION, THE PROJECT DESIGNER(S) SHALL SUBMIT COMPLETE  
 "AS BUILT" COPIES OF THE PROJECT PLANS TO THE CITY OF FREMONT BUILDING  
 DEPARTMENT IN ELECTRONIC PDF AND/OR CAD FORMAT.\*

GENERAL FIRE DEPARTMENT NOTES:

- FIRE SPRINKLERS ARE TO BE A DEFERRED SUBMITTAL.
- COMPLIANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19 DIVISION 1 AND 2010 CFC WITH CODE OF FREMONT CODE AMENDMENT FIRE DEPARTMENT ORDINANCE NUMBER 27-2010.
- FIRE ALARM SYSTEM DESIGNER/INSTALLERS (INCLUDING 10 ELECTRICIANS) AND CENTRAL STATION MONITORING COMPANIES SHALL BE ON THE FREMONT FIRE/EMS COMMUNICATIONS CENTER APPROVED LIST.

GENERAL NOTES:

- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL SHOPWORKS. CONTRACTORS SHALL BE RESPONSIBLY SUPPLIED BUT NOT LIMITED TO THE EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, COUNTY, ORDINANCES, AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
3. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF WALLS AND PARTITIONS UNLESS NOTED OTHERWISE.
4. DO NOT SCALE THESE DRAWINGS
5. WHERE APPLICABLE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND/OR OTHER DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE PRESENT CONTRACT STATEMENTS, INSUFFICIENT INFORMATION OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY LOCAL RESTAURANT DESIGNER AT (800) 841-1090. NO GUARANTEE BEYOND THE DESIGN OF DESIGN WORK. WORK INSTALLED UNDER CONFLICTING CONDITIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. DIMENSIONS, DETAILS, NOTES, OR SHOP DETAILS THAT APPLY TO TWO OR MORE UNITS SHALL APPLY TO ALL UNITS IN LIKE SITUATIONS UNLESS NOTED OTHERWISE.
7. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN, THE DRAWING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THE SPECIFICATION FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT.
8. WHENEVER AN ARTICLE, DEVICE OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES OR THE SINGLE UNIT DRAWING, THE CONTRACTOR SHALL APPLY TO ALL SUCH ARTICLES AS REQUIRED TO COMPLETE THE INSTALLATION.
9. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED ERRORS TO THE ARCHITECT/RESTAURANT DESIGNER FOR RESOLUTION BEFORE ANY WORK IS BEGUN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAKS, DEFECTS, TECHNIQUES AND PROCEDURES OF THE WORKMANSHIP OF THE INSTALLATION. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUB.
11. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON OR RELATED TO THIS PROJECT SHALL BE RESPONSIBLE TO CONDUCT THEIR OPERATIONS IN SUCH A MANNER AS TO AVOID PROVIDING A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATION OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY FEDERAL AND ALL OTHER APPLICABLE LAWS, ORDINANCES, AND SAFETY COMPLETE REQUIREMENTS FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL APPLY CONTRIBUTE TO AND NOT LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL PREPARE AND MAINTAIN A SAFE WORKING AREA. THE CONTRACTOR SHALL DESIGNER FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THIS PROJECT.
12. THE STRUCTURAL IS DESIGNED AS A SINGLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE ADJACENT OF ANY EXISTING STRUCTURE.
13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE REMOVED OR CUT OR OTHERWISE MODIFIED WITHOUT PERMISSION FROM LOCAL RESTAURANT DESIGNER.
14. WHETHER OR NOT DETAILLED ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE ADJACENT OF ANY EXISTING STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE ADJACENT OF ANY EXISTING STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE ADJACENT OF ANY EXISTING STRUCTURE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESCRIBED SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL APPLICABLE PERMITS.
16. ANY MODIFICATIONS TO THE BUILDING SHALL BE REQUIRED FROM DESIGNEED EQUIPMENTS SHALL BE REFERRED TO THE DESIGNER AND CONTRACTOR ALONG WITH ANY REQUIRED CORDS OF PERMISSION TO CONSTRUCTION. ANY MODIFICATIONS NOT REPORTED WILL BE THE CONTRACTORS RESPONSIBILITY.
17. NEITHER THE DESIGNERS REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE GENERAL CONTRACTOR PRIOR RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS OR FOR ANY OTHER CONSTRUCTION ATTENTION IN WRITING TO SUCH DEVIATION AT THE OF SUBMISSION NOR SHALL IT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
18. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 1-6CR-1-202 AND ALL LOCAL GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL IMPACT SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARD, CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.



## PRELIMINARY SITE PLAN

AS REQUIRED BY CBC SECTION 1134B.2.1 THE ACCESSIBLE EXTERIOR ROUTES OF TRAVEL, THE PARKING SPACES, ENTRANCE AND SITE SIGNS ARE TO BE IN COMPLIANCE WITH THE CURRENT CODE.

ALL ACCESSIBLE PARKING SPACES AND ACCESSIBLE PARKING SIGNAGE  
ALREADY EXISTS.

NOT TO SCALE

**NOR-CAL**  
**RESTAURANT**  
**DESIGN**

THE EXPERTS IN RESTAURANT  
DESIGN & PLANNING, OVER 30  
YEARS IN THE BUSINESS  
NORMAN J. MITCHELL  
PROJECT DESIGNER  
310 SOUTH CENTRAL HIGHWAY  
MTN. HOUSE, CALIFORNIA 95391  
PHONE NO. (209) 221-7090  
FAX NO. (209) 221-7091  
EMAIL: nmitch9944@aol.com

REVISIONS:

[illegible]

FOR PLAN CHECK REVIEW

COVER SHEET &  
PROJECT SITE  
PLAN

PROPOSED NEW TENANT IMPROVEMENTS FOR:  
MR. NANDA RAJADHARS & MR. GOWTHAMAN SUBBAYYALU

NORRIS M.  
N. J. M.  
SEPTEMBER 2013  
AS SHOWN  
2013-40

A-1  
SHEET 1 OF 10

